



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** AMY TEMES, PLANNER II  
480-503-6729 [AMY.TEMES@GILBERTAZ.GOV](mailto:AMY.TEMES@GILBERTAZ.GOV)

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER (480) 503-6016  
[CATHERINE.LORBEER@GILBERTAZ.GOV](mailto:CATHERINE.LORBEER@GILBERTAZ.GOV)

**MEETING DATE:** JANUARY 8, 2014

**SUBJECT:** S13-12 HIGLEY POINTE, REQUEST TO APPROVE THE PRELIMINARY PLAT PLAN FOR 44 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 12 ACRES OF REAL PROPERTY LOCATED IN THE SINGLE FAMILY – DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

Allow for an in-fill subdivision.

### **RECOMMENDED MOTION**

Approval of the Preliminary Plat for Higley Pointe, approximately 12 acres consisting of 44 single family lots, generally located west of the northwest corner of Higley and Williams Field Roads zoned Single Family - Detached with a PAD overlay.

### **APPLICANT/OWNER**

Name/Company: Ryan Larsen, Porchlight Homes  
Address: 2915 East Baseline Road, #118 Gilbert, AZ 85234  
Phone: (480) 813-1324  
Email: [RLarsen@porchlighthomes.com](mailto:RLarsen@porchlighthomes.com)

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
May 9, 2006	Town Council approved an Ordinance for Case No. A06-21 to annex the approximate 60.93 acre site to the Town of Gilbert.
September 6, 2006	The Planning Commission recommends approval of Z06-22 to change the zoning classification for the approximate 60.93 acre site from Maricopa County Rural-43, C-2, and C-3 district to Town of Gilbert Shopping Center (SC), Community Commercial (CC), and Light Industrial (LI).
September 26, 2006	Town Council approved Ordinance No. 1833 rezoning from Maricopa County Rural-43, C-2 and C-3 to Town of Gilbert Shopping Center, Community Commercial and Light Industrial.
July 3, 2013	Planning Commission Study Session for discussion.
August 7, 2013	Planning Commission Hearing for recommendation to Town Council (verbal update was given.)
August 15, 2013	Town Council approved GP13-08/Z13-18 on approximately 12 acres, changing the General Plan from Shopping Center to Residential >3.5-5 and rezoning from Shopping Center to Single Family–Detached with a PAD.

### **Overview**

In 2006, 61 acres at the intersection of Higley and Williams Field Roads was annexed and rezoned from Maricopa County to Town of Gilbert. Of the 62 acres, approximately 42 acres was rezoned to Shopping Center, 21 acres was rezoned to Community Commercial and 7 acres were rezoned to Light Industrial. Some of the Shopping Center acreage and all of the Light Industrial acreage was located at the northwest corner. In August of 2013, 12 of the 42 acres were changed from Shopping Center to Single Family – Detached residential west of the northwest corner of Higley and Williams Field Roads. The developer, Porchlight LLC, is requesting approval of a preliminary plat in substantial conformance with the PAD Development Plan exhibit.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Category</b>	<b>Existing Zoning</b>
North	Residential >2-3.5 DU/Acre	Existing Single Family – 7 PAD
South	Community Commercial	Williams Field Road and then existing Community Commercial
East	Shopping Center	Shopping Center (existing RWCD HQ)
West	Residential >2-3.5 DU/Acre	Existing Single Family – 7
Site	Residential >3.5 – 5 DU/Acre	Single Family – Detached PAD

### **Pre-Plat Summary**

Per Ordinance No. 2440, the minimum lot size is 5,750 sq. ft. with minimum dimensions of 50' wide and 115' deep. The front setback is per the Land Development Code (LDC) with the sides and rears being amended to 5' and 20' respectively. The height was limited to 30' 2 story. These changes were made to ensure compatibility with the surrounding single family development to the west and north. The homes to the west and north are platted at 70' x 115' (8,050 sq. ft.) and stipulated (Ord. No. 891) to 20' front, 10' and 5' sides and 20' rear setbacks.

The preliminary plat was designed with a simple loop roadway system. The primary open space is central to the site and staff requested that it be located away from the main entrance. The main entrance has been enhanced with an entry feature.

### **Project Data Table**

	<i>Existing SC</i>	<i>LDC SF-D</i>	<i>Proposed Project</i>
	Vacant farm offices/worker housing	Single family lots	44 single family lots
	<i>Existing Dev. Standards</i>	<i>SF-D Dev. Standards</i>	<i>PAD Dev. Standards</i>
Front Setback to Street	25'	10'	10'
Side Setback to Residential	75'	0'/5'	5'
Rear Setback to Residential	75'	10'	<b>20'</b>
Height	35'/2-story	36' / 3-story	<b>30' / 2-story</b>
Lot Width	N/A	N/A	<b>50' min lot width</b>
Lot Depth	N/A	N/A	<b>115' min lot length</b>
Lot SQ FT	N/A	3,000 sq ft min lot area	<b>5,750 sq ft min lot area</b>

### **Open Space Plan**

The project is less than 20 acres and therefore, the Open Space Plan will be approved administratively by staff after approval of the preliminary plat.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No comments were received.

### **SCHOOL DISTRICT COMMENTS**

The Higley School District had no comments.

### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-12 Higley Pointe Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;

2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

### **STAFF RECOMMENDATION**

Move to approve the findings and **S13-12**, Higley Pointe, approximately 12 acres consisting of 44 single family lots, generally located west of the northwest corner of Higley and Williams Field Roads zoned Single Family - Detached with a PAD overlay, subject to the following conditions;

1. The Final Plat for Higley Pointe shall be in substantial conformance with Exhibits 3 and 4, Higley Pointe approved by the Planning Commission at the January 8, 2014 public hearing and Exhibit 5, the Open Space Plan to be approved by the staff on January 8, 2014.
2. Waterlines shall be connected with 90 degree bend.
3. Coordinate improvements with CIP Project ST062.
4. Verify that pedestrian lighting along Williams Filed Road is not in conflict with the site development plan.
5. Identify retention basins according to the Drainage Report.
6. Provide calculations for underground supplemental storage in the Drainage Report.
7. Round basin contours.
8. Basin berms shall not slope towards the fences, and retaining walls may be required.
9. Williams Field Road street frontage shall be consistent with Gateway Area Streetscape Design Guidelines – add 24” box Sissoo trees along Williams Field Road in a straight line, 30’ on center.
10. All plants noted on the Landscape Plans are specific, no additions or subtractions may be made without Administrative Design Review approval.
11. Decomposed granite shall be Navajo Brown.
12. Add note that states who is responsible for the installation and maintenance of street trees on private lots.

Respectfully submitted,



Amy Temes  
Planner II

### **Attachments:**

- Attachment 1 Notice of Public Hearing
- Attachment 2 Aerial Photo
- Attachment 3 Finding of Fact
- Attachment 4: PAD Development Plan
- Attachment 5: Preliminary Plat
- Attachment 6: Open Space Plan



## **Notice of Public**

**PLANNING COMMISSION DATE:**

**Wednesday, January 8, 2013\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**  
**50 E. Civic Center Drive**  
**Gilbert, Arizona 85296**

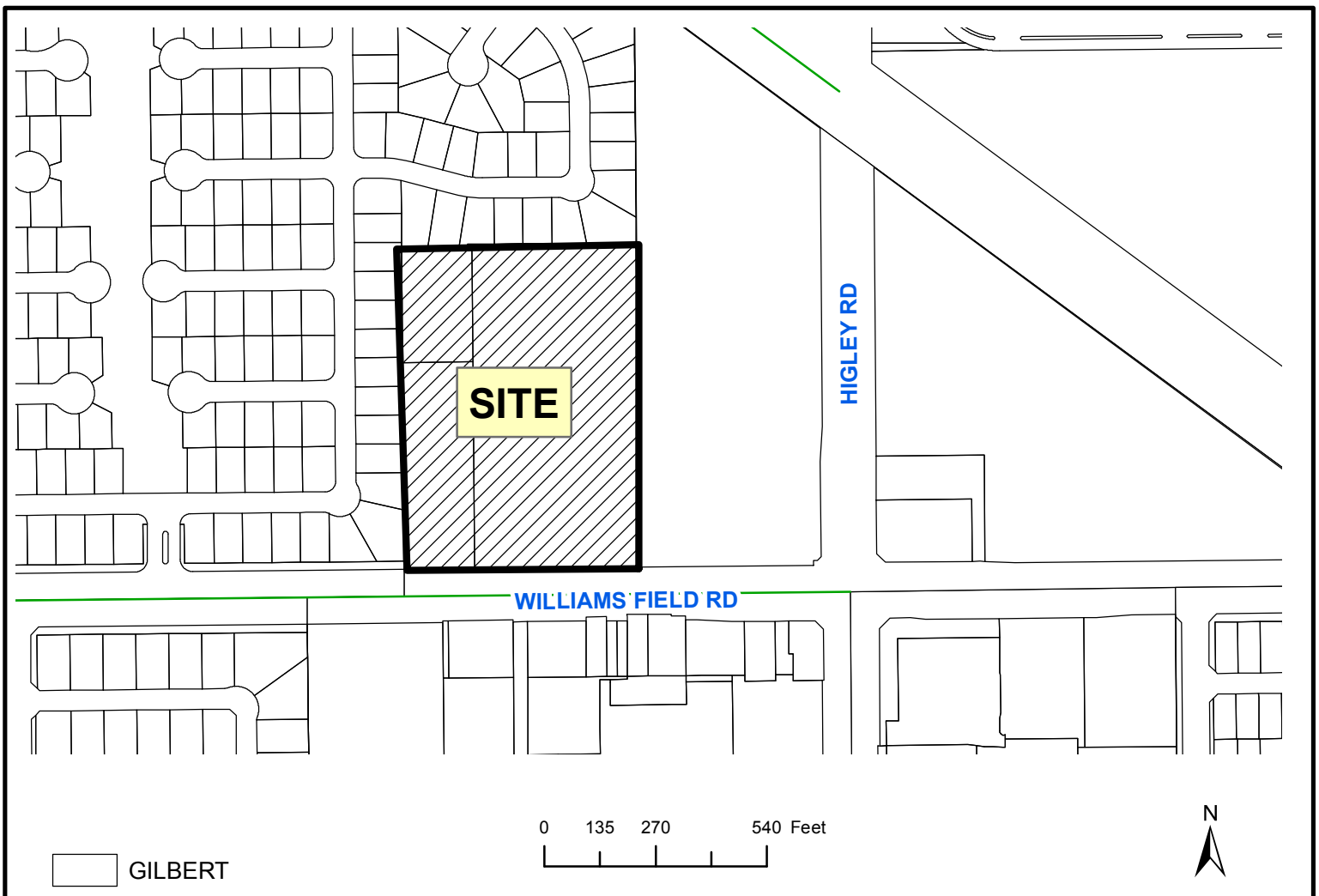
**\* Call Planning Department to verify date and time: (480) 503-6700**

### ***REQUESTED ACTION:***

S13-12 Higley Pointe: Request to approve Preliminary Plat for Higley Pointe, for 44 home lots (Lots 1-44) on approximately 12 acres of real property located west of the northwest corner of Higley and Williams Field Roads in the Single Family - Detached (SF-D) zoning districts with a Planned Area Development (PAD) overlay.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

### ***SITE LOCATION:***



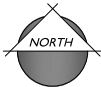
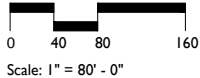
**APPLICANT: Porchlight Homes, LLC**  
**CONTACT: Ryan Larsen**  
**ADDRESS: 2915 E. Baseline Road, Suite 118**  
**Gilbert, AZ 85234**

**TELEPHONE: (480) 813-1324**  
**E-MAIL: [rlarsen@porchlighthomes.com](mailto:rlarsen@porchlighthomes.com)**





S13-12: Higley Pointe  
Attachment 2: Aerial Photo





eps group  
Engineers, Planners  
2045 S. Vineyard, Ste. 1  
Phoenix (480) 307-2230

Project: **WILLIAMS FIELD & HIGLEY ROADS**  
GILBERT, AZ

AERIAL EXHIBIT

Revisions:



Designer: **APH**  
Drawn by: **APH**

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**13-075**

AERIAL

Sheet No.  
**1**  
of **1**

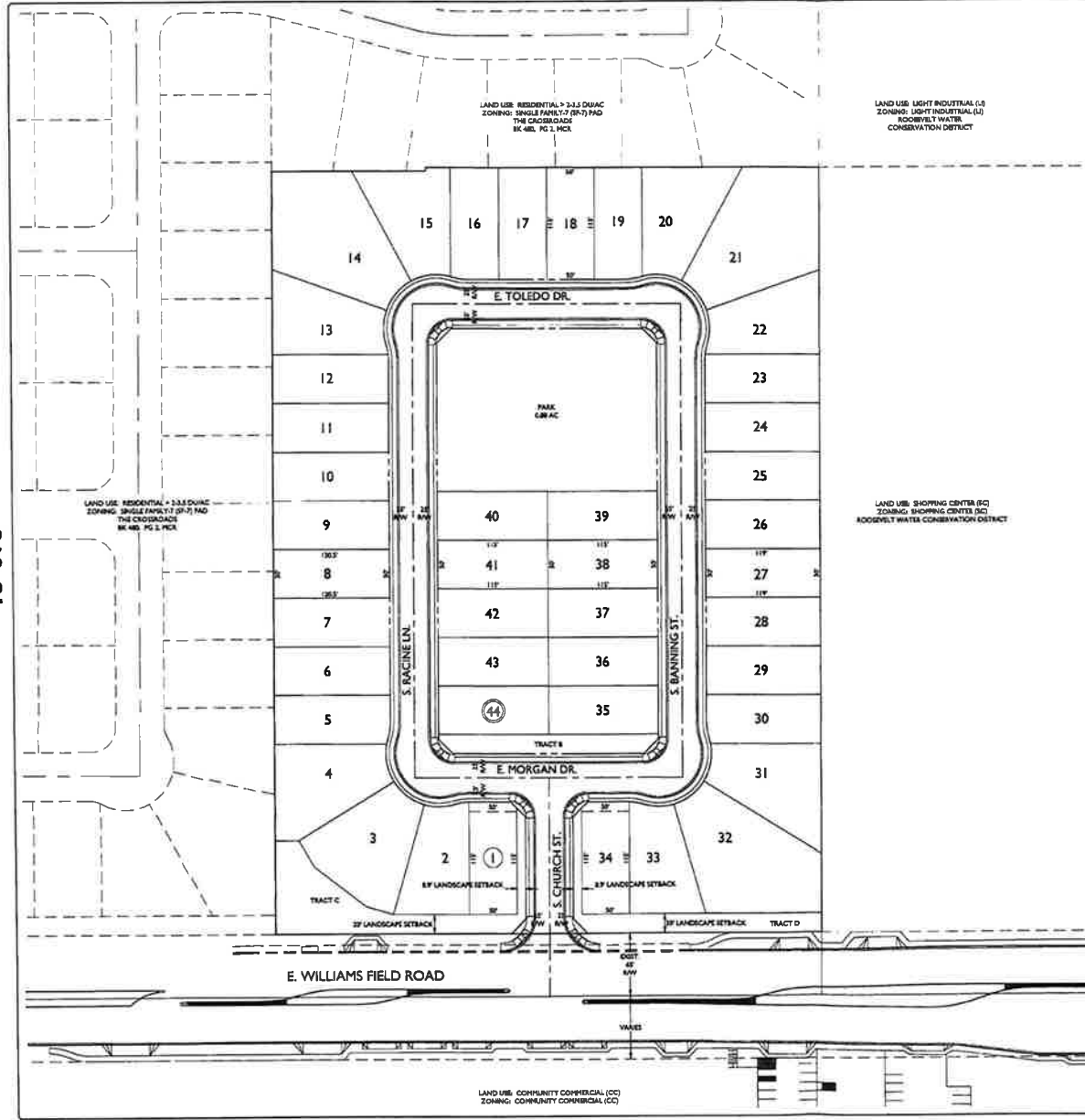


**FINDINGS OF FACT  
S13-12 Higley Pointe Preliminary Plat**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

# S13-12: Higley Pointe Attachment 4: PAD Development Plan

13-075



## VICINITY MAP



## PROJECT TEAM

**DEVELOPER:**  
FORCULIGHT HOLDINGS LLC  
2915 E. BASILAR ROAD, SUITE 119  
GILBERT, AZ 85334  
TEL: (480) 411-1334  
CONTACT: RYAN LARSEN

**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
NEDA, AZ 85533  
TEL: (928) 463-2230  
FAX: (928) 463-2238  
CONTACT: JOHN HANNON

## PROJECT DATA

**APN:** 300-40-018, 300-40-019, 021, 021, 021  
**EXISTING GENERAL PLAN:** SHOPPING CENTER (SC)  
**PROPOSED GENERAL PLAN:** SHOPPING CENTER (SC)  
**EXISTING ZONING:** SHOPPING CENTER (SC)  
**PROPOSED ZONING:** SHOPPING CENTER (SC)  
**GROSS AREA:** 11.14 ACRES (including 0.81 AC RW)  
**NET AREA:** 10.33 ACRES (including 0.81 AC RW)  
**TOTAL NO. OF LOTS:** 44 LOTS  
**LOT DENSITY:** 4.28 DU/AC  
**OPEN SPACE PROVIDED:** 1.36 AC (13.1% of NET AREA)  
**PER. OPEN SPACE REQD:** 1.02 AC (10% of NET AREA)

## GENERAL NOTES

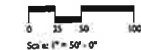
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE FOR THE FINAL PLAN.
3. ALL EASEMENTS WILL BE CONSTRUCTED TO TOWN OF GILBERT. EASEMENT STANDARDS AS PROVIDED HEREIN.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS SHALL BE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.
7. FIRE SUPPRESSOR BUILDINGS SHALL BE REQUIRED IF HO 2ND EMERGENCY VEHICLE ACCESS IS PROVIDED.
8. A LOGGED WATER SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THIS DEVELOPMENT.
9. THE PROJECT SHALL COORDINATE THE ENTRANCE ALONG EAST WILLIAMS FIELD ROAD WITH THE EXISTING TOWN OF GILBERT CAPITAL IMPROVEMENT PROJECT, PRELIMINARY CUT AND OTHER UTILITIES.
10. A PRELIMINARY LANDSCAPE PLAN SHALL BE PROVIDED WITH THE FORMAL PRELIMINARY PLAN APPLICATION. STREET TREE TRIMS SHALL BE PROVIDED PER TOWN OF GILBERT DESIGN STANDARDS.

## UTILITIES

**WATER:** TOWN OF GILBERT  
**SEWER:** TOWN OF GILBERT  
**GAS:** SOUTHWEST GAS  
**ELECTRIC:** SALT RIVER PROJECT (SRP)  
**TELEPHONE:** CENTURYLINK / COX  
**CABLE TV:** CENTURYLINK / COX

## SF-D PAD STANDARD MODIFICATIONS

**MINIMUM BUILDING SETBACKS (FT.):** 10'  
**MINIMUM BUILDING HEIGHT:** 30' / 3 STORIES  
**MINIMUM LOT WIDTH:** 50'  
**MINIMUM LOT DEPTH:** 110'  
**MINIMUM LOT AREA:** 5,750 SQ. FT.



TOWN OF GILBERT CASE NUMBER: \_\_\_\_\_



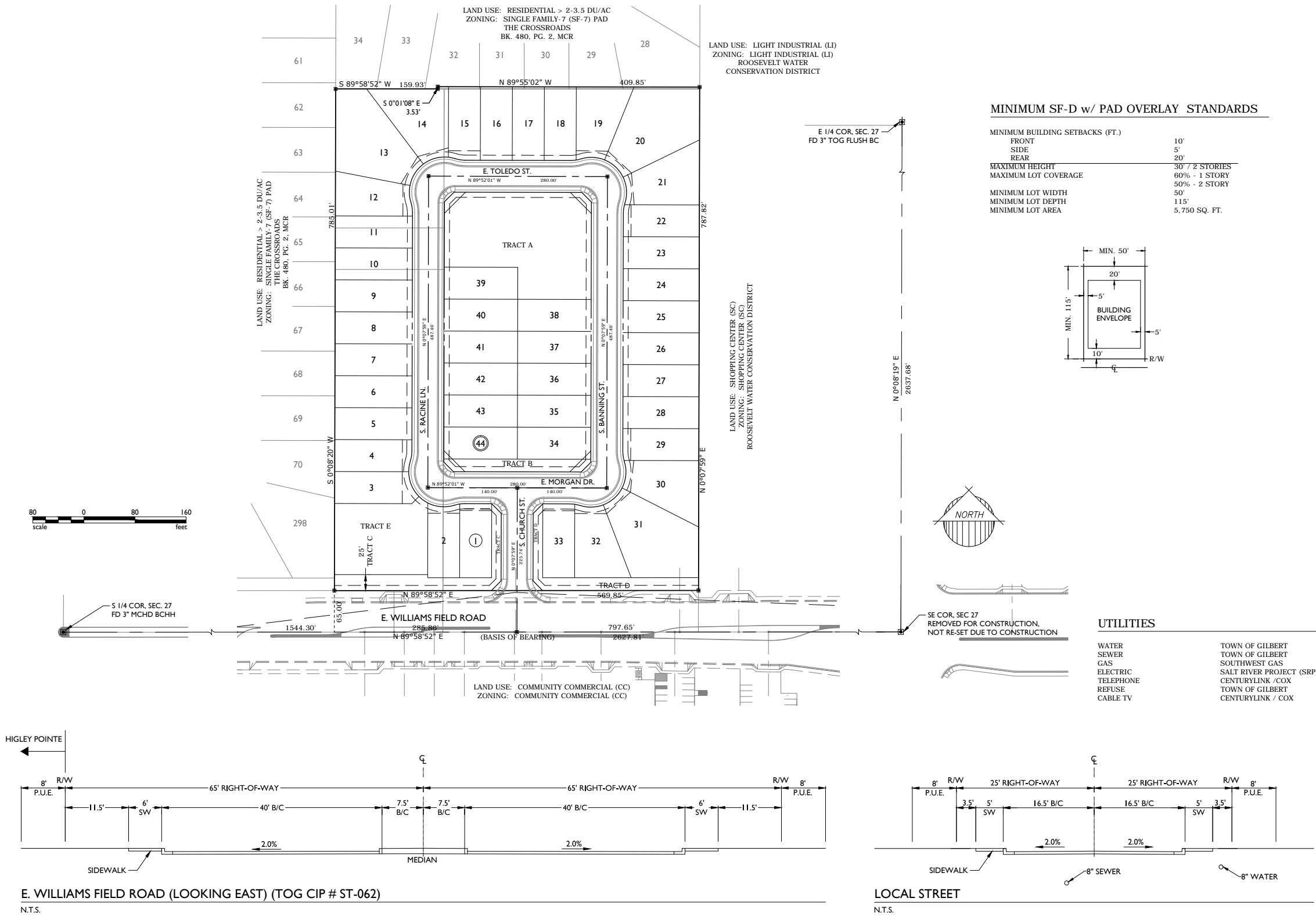
**eps group, inc.**  
Engineers, Planners & Surveyors  
101 S. Basilar Road, Suite 101  
NEDA, AZ 85533  
Phone: (928) 463-2230

**WILLIAMS FIELD & HIGLEY ROADS**  
CONCEPTUAL DEVELOPMENT PLAN

Job No. **13-075**  
ZONING  
Sheet No. **1** of **1**

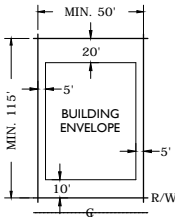
# PRELIMINARY PLAT FOR HIGLEY POINTE

A PORTION OF THE SE 1/4, SECTION 27, T.1 S., R.6 E., GILA AND SALT RIVER  
MERIDIAN, TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA



## MINIMUM SF-D w/ PAD OVERLAY STANDARDS

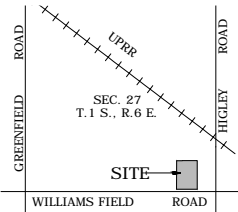
MINIMUM BUILDING SETBACKS (FT.)	
FRONT	10'
SIDE	5'
REAR	20'
MAXIMUM HEIGHT	30' / 2 STORIES
MAXIMUM LOT COVERAGE	60% - 1 STORY
	50% - 2 STORY
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	115'
MINIMUM LOT AREA	5,750 SQ. FT.



## UTILITIES

WATER	TOWN OF GILBERT
SEWER	TOWN OF GILBERT
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURYLINK / COX
REFUSE	TOWN OF GILBERT
CABLE TV	CENTURYLINK / COX

## S13-12: Higley Pointe Attachment 5: Preliminary Plat



## PROJECT TEAM

DEVELOPER:	CONSULTANT:
PORCHLIGHT HOLDINGS LLC	EPS GROUP, INC.
2915 E. BASELINE ROAD, SUITE 118	2045 S. VINEYARD, SUITE 101
GILBERT, AZ 85234	MESA, AZ 85210
TEL: (480)-813-1324	TEL: (480)-503-2250
CONTACT: RYAN LARSEN	FAX: (480)-503-2258
	CONTACT: JOSH HANNON

## PROJECT DATA

RELATED CASE NOS.	GP13-08; Z13-18 (ORD. NO. 2440)
A.P.N.	304-40-374B; 304-40-001H; 001J; 001K
EXISTING GENERAL PLAN:	RESIDENTIAL > 3.5-5 DU/AC (PHOENIX-MESA GATEWAY OVERFLIGHT AREA 3)
EXISTING ZONING:	SINGLE FAMILY-DETACHED PLANNED AREA DEVELOPMENT (SF-D PAD)
GROSS AREA:	+/- 11.14 ACRES (INCLUDING WILLIAMS FIELD 65' R/W)
NET AREA:	+/- 10.29 ACRES (EXCLUDING WILLIAMS FIELD 65' R/W)
TOTAL NO. OF LOTS:	44 LOTS
GROSS DENSITY:	3.95 DU/AC.
NET DENSITY:	4.28 DU/AC.
OPEN SPACE:	1.37 AC. (13.31% of NET AREA)

## GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL ROADS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS SHALL BE SHOWN ON THE PRELIMINARY DRAINAGE REPORT.
7. DEVELOPMENT STANDARDS SHALL BE PER THE APPROVED PAD ZONING ORDINANCE.
8. FIRE SPRINKLERS SHALL BE REQUIRED IF NO 2ND EMERGENCY VEHICLE ACCESS IS PROVIDED.
9. WATER MAINS WITHIN THE SITE AND OUTSIDE THE PUBLIC RIGHTS-OF-WAY SHALL BE PLACED IN EXCLUSIVE 12' WATERLINE EASEMENT THAT IS TO BE DEDICATED BY MAP OF DEDICATION OR FINAL PLAT.
10. A LOOPED WATER SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THIS DEVELOPMENT.
11. THIS PROJECT SHALL COORDINATE THE ENTRANCE ALONG EAST WILLIAMS FIELD ROAD WITH THE EXISTING TOWN OF GILBERT CAPITAL IMPROVEMENT PROJECT (C.I.P. PROJECT NO. ST-062) MEDIAN CUT AND OTHER UTILITIES.
12. A PRELIMINARY LANDSCAPE PLAN SHALL BE PROVIDED WITH THE FORMAL PRELIMINARY PLAT APPLICATION. STREET THEME TREES SHALL BE PROVIDED PER TOWN OF GILBERT DESIGN STANDARDS.
13. A DEMOLITION PLAN SHOWING REMOVAL OF EXISTING BUILDINGS, STRUCTURES, PAVEMENT, UTILITIES, STORAGE TANKS, ETC. SHALL BE SUBMITTED AND APPROVED CONCURRENTLY WITH THE APPROVAL OF CONSTRUCTION IMPROVEMENT PLANS.

## BASIS OF BEARING

SOUTH LINE OF THE SE 1/4 OF SEC. 27, T.1 S., R.6 E.  
BEARING: N 89°58'52" E

## BENCHMARK

BENCHMARK:  
3" MCHD BCHH, 1" DEEP AT S 1/4 CORNER, SEC 27, T.1S, R.6E, GDACS PT 22581 (EPS pt 1001, N:766112.19, E:842071.24) ELEVATION: 1290.615 (TOG & NAVD88 DATUM)  
**THIS MONUMENT WAS REMOVED FOR CONSTRUCTION PURPOSES DURING THE COURSE OF THE SURVEY.**

T.B.M.:  
REBAR W/ TAG AT SW CORNER OF SITE (EPS pt 15, N:765022.39, E:839498.23)  
ELEVATION: 1294.05

REBAR W/ TAG AT NW CORNER OF SITE (EPS pt 18, N:765024.30, E:840283.24)  
ELEVATION: 1293.71

REBAR W/ TAG AT SE CORNER OF SITE (EPS pt 17, N:765592.24, E:839498.42)  
ELEVATION: 1295.89

MARKER X ON WEST SIDE CONCRETE DITCH, NEAR NE CORNER OF SITE (EPS pt 1, N:765584.07, E:840268.38)  
ELEVATION: 1294.62

## SHEET INDEX

SHEET 1	CS01
SHEET 2	PP02

2045 S. Vineyard  
Mesa, AZ 85210  
T: 480.503.2250  
WWW.EPSGROUP.COM



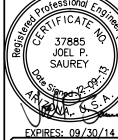
HIGLEY POINTE  
GILBERT, ARIZONA  
COVER SHEET

## Revisions:

APRIL 2013 - PRE-APPLICATION SUBMITTAL
JUNE 4, 2013 - 1ST ZONING APPLICATION SUBMITTAL
JULY 19, 2013 - ADDED BETBACK INFORMATION
SEPTEMBER 4, 2013 - 1ST PRELIMINARY PLAT SUBMITTAL
DECEMBER 9, 2013 - 2ND PRELIMINARY PLAT SUBMITTAL



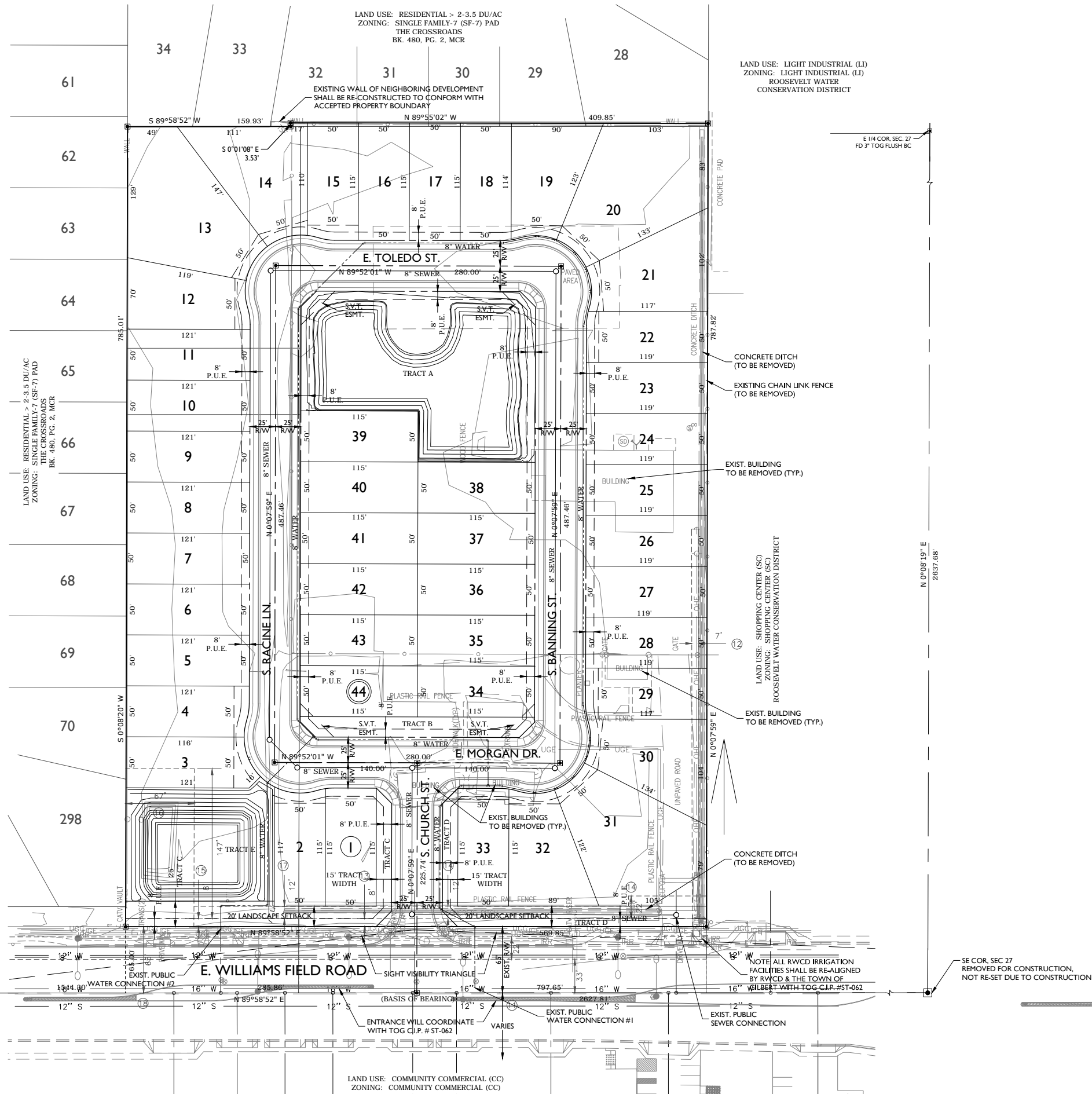
Designer: APH  
Drawn by: APH



EXP: 09/30/14  
Job No.  
**13-075**

**CS01**

Sheet No.  
**1**  
of 2



LOT TABLE

LOT	AREA (Sq. Ft.)	LOT	AREA (Sq. Ft.)	LOT	AREA (Sq. Ft.)
1	5,794	16	5,754	31	14,311
2	5,646	17	5,756	32	7,509
3	6,107	18	5,756	33	5,777
4	5,958	19	7,593	34	5,750
5	6,041	20	14,360	35	5,750
6	6,041	21	8,508	36	5,750
7	6,041	22	5,942	37	5,750
8	6,040	23	5,950	38	5,750
9	6,040	24	5,950	39	5,750
10	6,040	25	5,950	40	5,750
11	6,040	26	5,950	41	5,750
12	6,951	27	5,950	42	5,750
13	13,791	28	5,950	43	5,750
14	9,583	29	5,741	44	5,750
15	5,699	30	8,630	Total 296,599 sq.ft.	

TRACT TABLE

TRACT	USE	AREA (ACRES)
A	LANDSCAPE OPEN SPACE / RETENTION / PARK	0.75 AC.
B	LANDSCAPE OPEN SPACE	0.10 AC.
C	LANDSCAPE OPEN SPACE	0.17 AC.
D	LANDSCAPE OPEN SPACE	0.16 AC.
E	LANDSCAPE OPEN SPACE / RETENTION	0.38 AC.
TOTAL		1.56 AC.

SCHEDULE B ITEMS

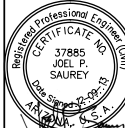
- HIGHWAY EASEMENT, DOC. 7494, PG. 114, MCR (TO BE ABANDONED)
- POWER LINE EASEMENT, DOC. 11058, PG. 1257, MCR (TO BE ABANDONED)
- PUBLIC UTILITIES EASEMENT, DOC. 2012-0815053 (REMAINS)
- TEMPORARY CONSTRUCTION EASEMENT, DOC. 2012-0815054 (TO BE ABANDONED)
- PUBLIC UTILITIES EASEMENT, DOC. 2012-0818860 (REMAINS)
- DRAINAGE EASEMENT, DOC. 2012-0818861 (TO BE RE-DEDICATED WITH FINAL PLAT)
- TEMPORARY CONSTRUCTION EASEMENT, DOC. 2012-0818862 (TO BE ABANDONED)
- COUNTY ROADWAY, BK. 23, PG. 98 OF ROAD MAPS (TO BE ABANDONED)

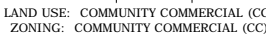


Revisions:	
APRIL 2013 - PRE-APPLICATION SUBMITTAL	
JUNE 4, 2013 - 1ST ZONING APPLICATION SUBMITTAL	
JULY 19, 2013 - ADDED SETBACK INFORMATION	
SEPTEMBER 4, 2013 - 1ST PRELIMINARY PLAT SUBMITTAL	
DECEMBER 9, 2013 - 2ND PRELIMINARY PLAT SUBMITTAL	



Designer: APH  
Drawn by: APH





TRACT TABLE		
TRACT	USE	AREA (ACRES)
A	LANDSCAPE OPEN SPACE / RETENTION / PARK	0.75 AC.
B	LANDSCAPE OPEN SPACE	0.10 AC.
C	LANDSCAPE OPEN SPACE / RETENTION	0.55 AC.
D	LANDSCAPE OPEN SPACE	0.16 AC.
TOTAL		1.56 AC.

- (11) HIGHWAY EASEMENT, DOC. 7494, PG. 114, MCR  
(TO BE ABANDONED)
- (12) POWER LINE EASEMENT, DOC. 11058, PG. 1257, MCR  
(TO BE ABANDONED)
- (13) PUBLIC UTILITIES EASEMENT, DOC. 2012-081503  
(REMAINS)
- (14) TEMPORARY CONSTRUCTION EASEMENT, DOC. 2012-081504  
(TO BE ABANDONED)
- (15) PUBLIC UTILITIES EASEMENT, DOC. 2012-081860  
(REMAINS)
- (16) DRAINAGE EASEMENT, DOC. 2012-081886 I  
(TO BE RE-DEDICATED WITH FINAL PLAT)
- (17) TEMPORARY CONSTRUCTION EASEMENT, DOC. 2012-0818862  
(TO BE ABANDONED)
- (18) COUNTY ROADWAY, BK. 23, PG. 98 OF ROAD MAPS  
(TO BE ABANDONED)

Benchmark:  
3" MCHD BCHH, 1" DEEP AT S 1/4 CORNER, SEC 27, T 1S, 6R, GDACS PT 22581  
(EPS pt 1001, N: 766112.19, E: 842071.24) ELEVATION: 1290.615 (TOG & NAVD88  
DATUM)  
THIS MONUMENT WAS REMOVED FOR CONSTRUCTION PURPOSES DURING  
THE COURSE OF THE SURVEY.


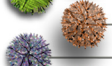
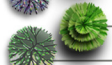










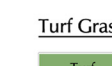



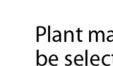
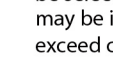






T.B.M:  
REBAR W/ TAG AT SW CORNER OF SITE (EPS pt, N:765022.39, E: 83998.23)  
ELEVATION: 1294.05

- 1 BERM DESIGN AROUND BASIN PERIMETER TO AN ELEVATION PRESERVING OUTFALL TOWARD WILLIAMS FIELD ROAD.
- 2 PER TOWN OF GILBERT LDC, RETENTION MAY OCCUPY 50% OF R/W & LANDSCAPE SETBACK AREA. BY THE CREATION OF TRACT "C", THIS PROJECT WILL USE NO AREA FOR RETENTION IN THE R/W OR LANDSCAPE SETBACK AREA.

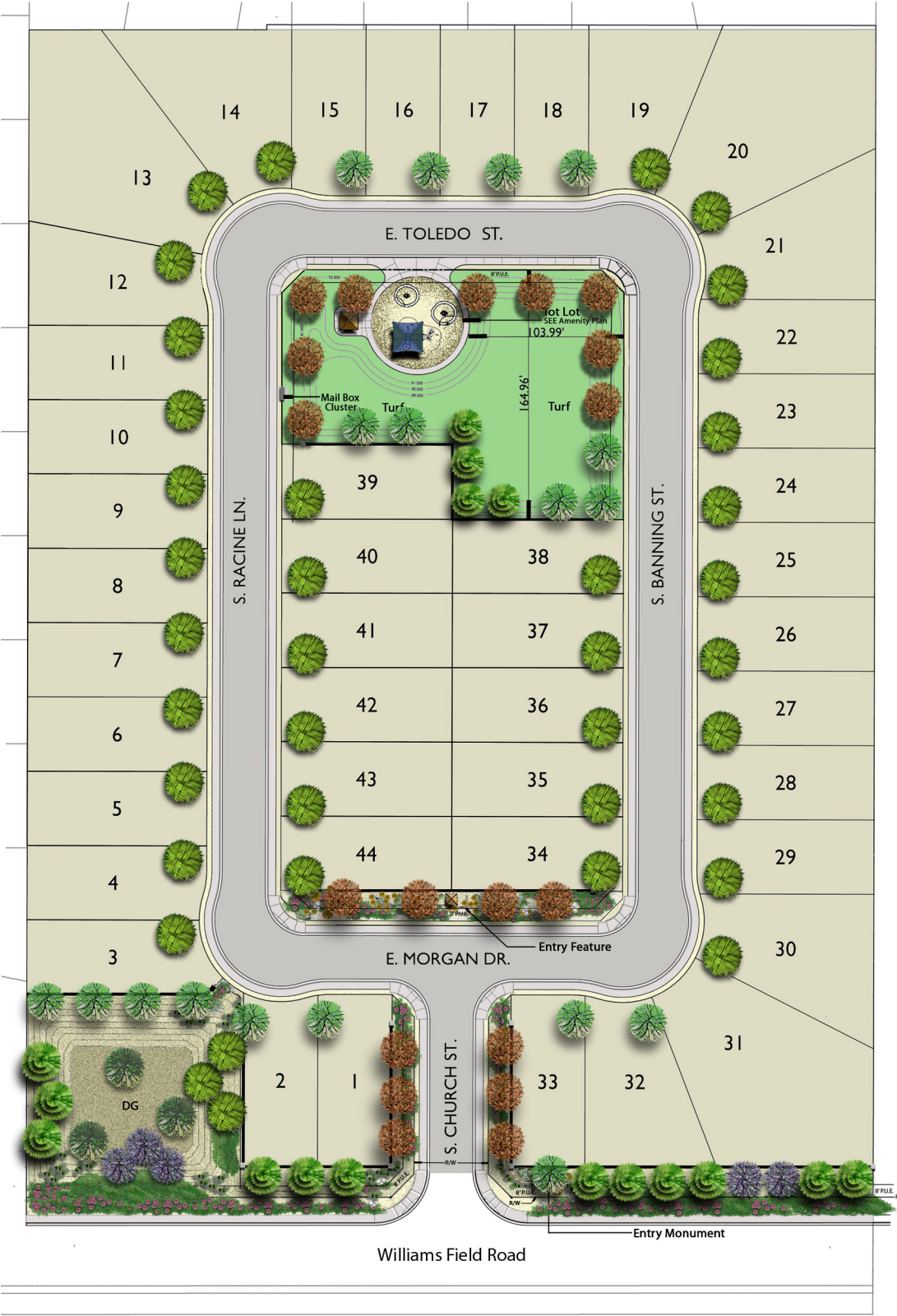
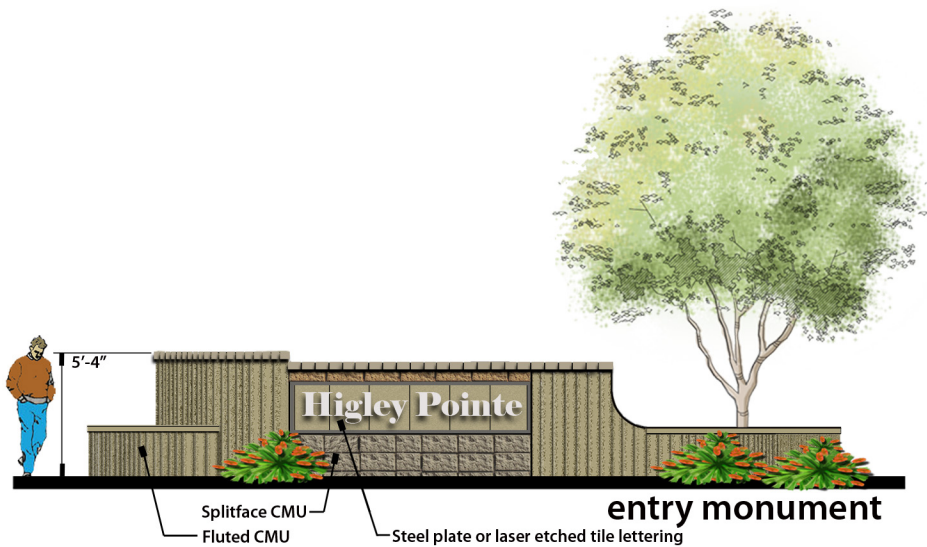




Landscape Palette

Symbol	Botanical Name COMMON NAME	Size
Trees		
	Acacia aneura MULGA ACACIA	24" Box
	Ulmus parvifolia 'Sempivirens' CHINESE ELM	24" Box
	Pistacia x 'Red Push' RED PUSH PISTACHE	24" Box
	Chitalpa Tashentensis CHITALPA TREE - MULTI TRUNK	24" Box
	Pinus Eldarica MONDEL PINE	24" Box
	Quercus Virginiana 'Heritage' SOUTHERN LIVE OAK	24" Box
Shrubs		
	Cordia Parviflora LITTLE LEAF CORDIA	5 Gal.
	Leucophyllum lanmanie 'Rio Bravo' RIO BRAVO SAGE	5 Gal.
	Nerium oleander 'Petite Pink' DWARF PINK OLEANDER	5 Gal.
	Eremophila maculata 'Valentine' VALENTINE BUSH	5 Gal.
	Russelia equisetiformis CORAL FOUNTAIN	5 Gal.
	Callistemon x 'Little John' LITTLE JOHN	5 Gal.
Accents & Grasses		
	Bougainvillea 'Barbara Karst' BARBARA KARST BOUGAINVILLEA	5 Gal.
	Tecoma x 'Orange Jubilee' ORANGE JUBILEE	5 Gal.
	Muhlenbergia lindheimeri 'Autumn Glow' AUTUMN GLOW DEER GRASS	5 Gal.
	Muhlenbergia capillaris 'Regal Mist' REGAL MIST DEER GRASS	5 Gal.
	Hesperaloe funifera GIANT HESPERALOE	5 Gal.
Groundcovers		
	Wedelia trilobata YELLOW DOT	1 Gal.
	Lantana x 'New Gold' NEW GOLD LANTANA	1 Gal.
	Lantana montevidensis PURPLE TRAILING LANTANA	1 Gal.
	Convolvulus cneorum BUSH MORNING GLORY	1 Gal.
	Chrysanthemum Mexicanum DAMIANITA DAISY	1 Gal.
Turf Grass		
	Cynodon dactylon 'Midiron' MIDIRON BERMUDA GRASS	Sod
Top Dressing		
	Decomposed Granite - Desert Gold MIN. 2" DEEP	1/2" Minus
	Turf Concrete Header BOARD FORMED	6"W x 6"H
Boulders		
	BOULDERS - SURFACE SELECT	Varies 2'-5'

Plant material for final construction documents will be selected from the above plant list, additional varieties may be included. Final irrigation requirements will not exceed original water use calculations.



Site & conceptual Landscape Plan

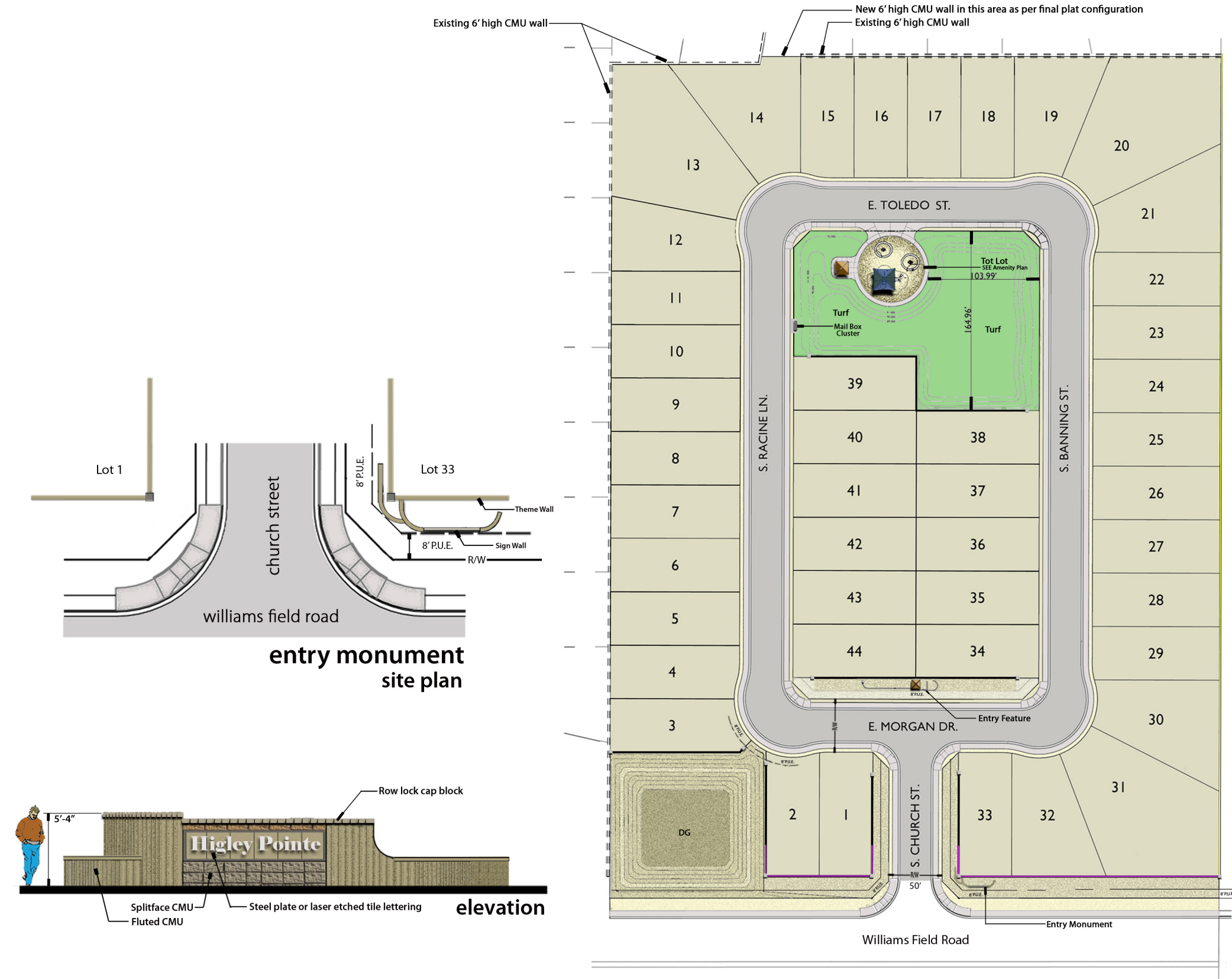
ISSUE 07/11/30/13



entry monument







## Master Wall Plan

Symbol

- 6' high Project Theme Wall & End Column
- 8' high Project Theme Wall & End Column
- Existing 6' high CMU Fence Block Wall
- New 8' high CMU Block Wall replacing existing chain link fence

## master Wall Plan

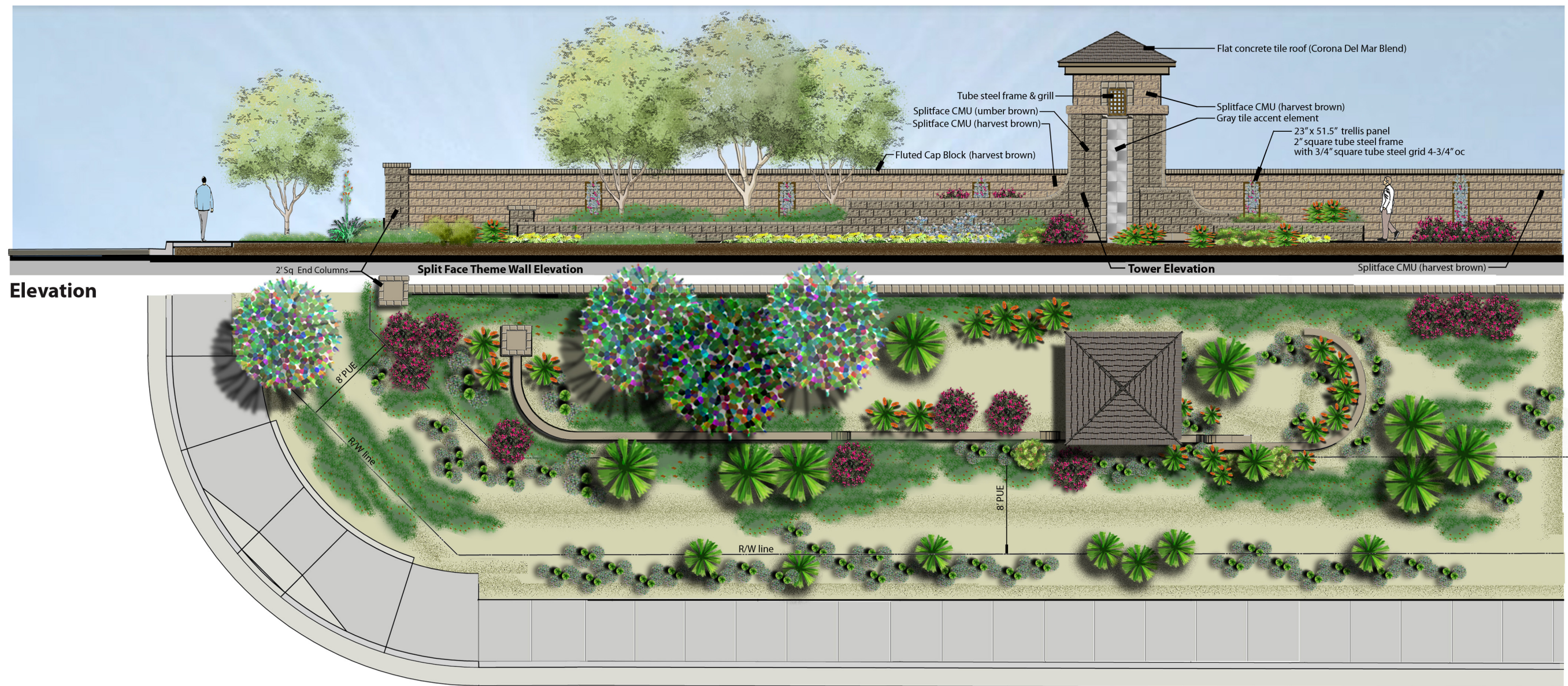
ISSUE 07/11/30/13



PORCHLIGHT  
HOMES

**Higley Pointe**  
Gilbert Arizona

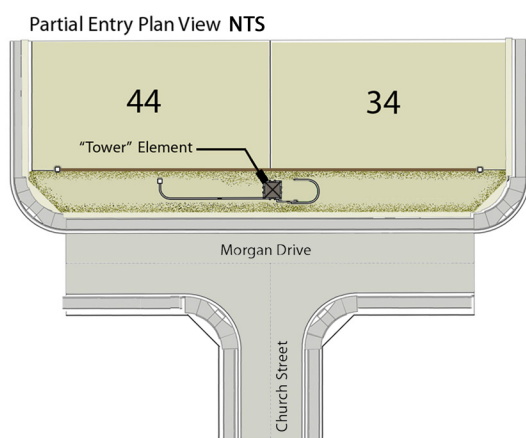




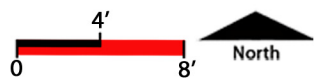
Elevation

Plan view

Morgan Drive



see Exhibit **Sheet 4** for plan element dimensions  
see **Color Board Exhibit** for material colors



# Morgan Drive Entry Feature & Theme Wall

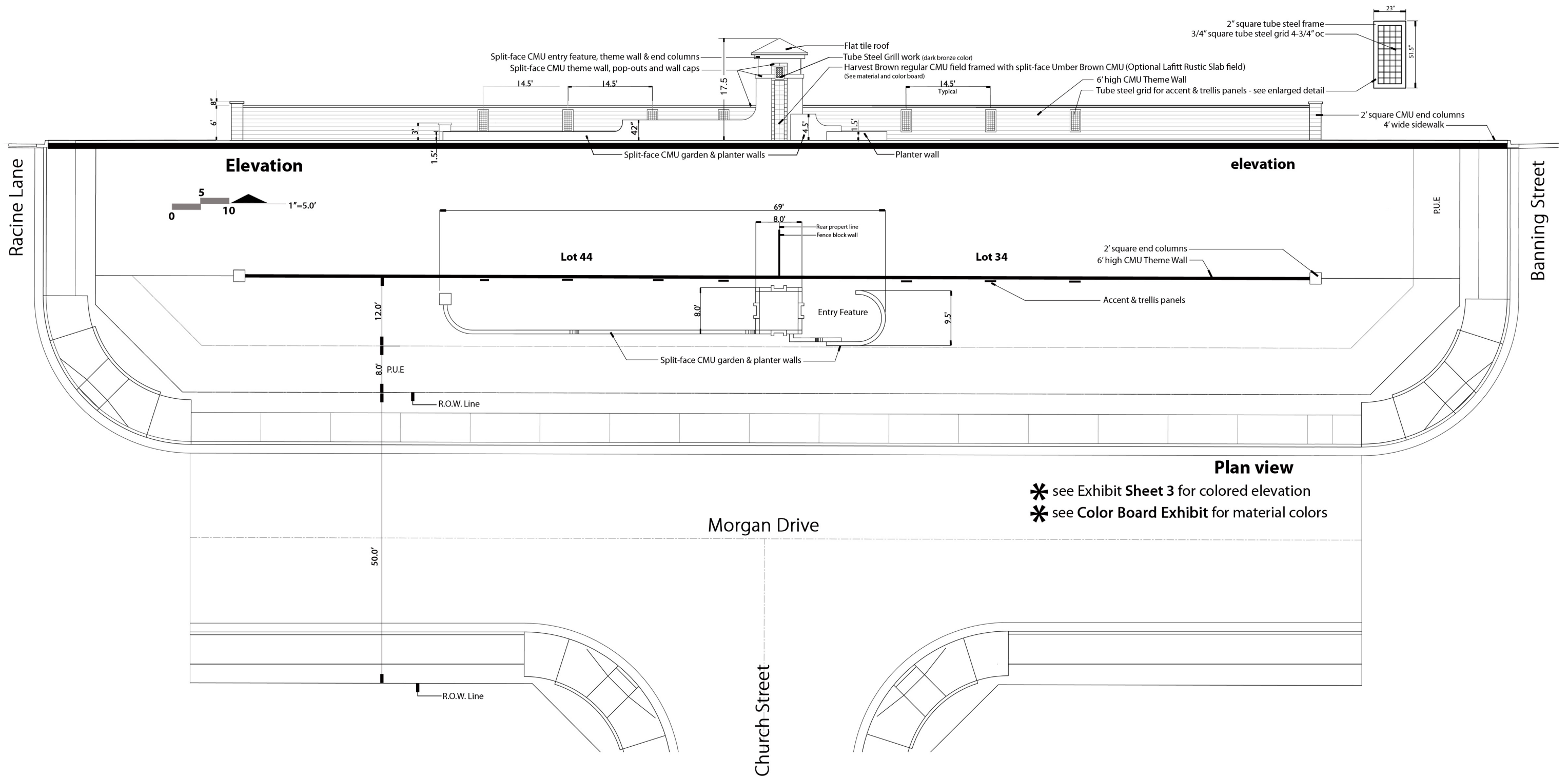
ISSUE 07 / 05 / 2012



PORCHLIGHT  
HOMES

**Higley Pointe**  
Gilbert Arizona





## Morgan Drive entry feature & theme wall

ISSUE 16 Nov 2013



elements & dimensions

PORCHLIGHT  
HOMES

**Higley Pointe**  
Gilbert Arizona

A large, colorful playground structure with a blue and green canopy, red slides, and a blue climbing wall. The structure is set on a brown mulch base. Four small inset images show different views of the structure: top-left, top-right, bottom-left, and bottom-right.

**Shade Sail**  
**Use Area Perimeter**

**ADA transfer station**

**Play Structure**

**Tot Lot**

US ARCHITECTURAL LIGHTING ASSN. (TALL CUTOFF) 100 WATT HPS LUMINAIRE WITH MULTI-STEP BALLAST, TYPE B, K54 PHOTOMETRIC DISTRIBUTION, 2" EXTERNAL FLUTTER, AND STANDARD JUNG-BRONZES FINISH. CAGE AER/11/100/HPS/NE/P2123/60-18-10/1/0

6" SQUARE TUBE-STEEL POLE WITH ANCHOR-PLATE BASE. BASE AND POLE TO MATCH FUTURE. SHALL BE POLYESTER POWDER COAT WITH MINIMUM 3.5 MILS THICKNESS.

HAND HOLE W/ TORX HEAD SECURITY COVER IN CENTER. RUN STANGED TYPE ANCHOR OR THIN CONDUITS & 1/2" LONG FROM HAND HOLE TO BASE. INSTALL INLINE FISHHOLDER W/ 3/4 PIPES IN HAND HOLE. BUSHING 3/8"X OR EQUAL.

GROUND LUG BEHIND HANDHOLE.

BASE SHALL BE FINISHED CONCRETE. POLE BASE SHALL HAVE LEVELING NUTS AND FLAT WASHERS.

CHAMFER EDGES

STEEL BASE COVER SHALL COVER ENTIRE POLE BASE DOWN TO FINISHED CONCRETE.

NON-SHRINK GROUT UNDER BASE PLATE

4#3 HORIZ. 80" O.C. (TYP)

SMOOTH FINISH EXPOSED CONCRETE PERISTAL

FINISH GRADE

CONDUIT RUN, SEE SITE PLAN FOR QUANTITIES AND SIZES

ANCHOR BOLTS (TYPE OF 4) PER MFR RECOMMENDATIONS

FOUNDATION, 3,000 PSI CONCRETE PLACED AGAINST UNFINISHED EARTH

REBAR 4#5 VERTS AND #3 HORIZONTAL REBAR RES 12" O.C.

18" COIL, 90° OF #10 W/ SOLID COPPER SOLID, RUN BOWS THROUGH FOUNDATION

18"

**play structure plan view**

**Area Light**

## Area Light



**little tikes** COMMERCIAL  
Playgrounds **Fun & Easy!**

Project No.  
LP567\_41528681505\_1  
Drawn: 2013-09-12  
Drawn By: JEFFREY JOHNSON

### Playground Layout Compliance:

- This play equipment complies with the safety performance specifications of ASTM for children 5-12 years old. Not all equipment may be appropriate for all children. Supervision is required.

-  **Entry Feature**  
See Entryway Enhancement Sheet
-  **Theme Wall**  
See Entryway Enhancement Sheet
-  See Landscape Plan for **Entry Monument**  
elevation & site plan



## Scarlet the Laybug

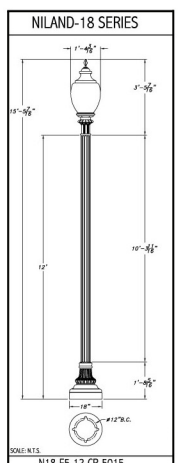


Spring Toy  
Ages: 2-5  
Use Zone: 16' x 17'



## Nectar the Bee

Spring Toy  
Ages: 2-5  
Use Zone: 16' x 18'



## Pedestrian Light

## MASTER WALL PLAN



PORCHLIGHT  
HOMES

# Higley Pointe





- SPLIT FACE CMU  
Color: Umber Brown



- REGULAR CMU:  
Manufacturer: Superlite Block  
Color: Umber Brown



- BOULDERS:  
Type: Surface Select  
Size: 2' to 3' dia



- DECOMPOSED GRANITE  
Supplier : Pioneer Rock  
Color: Navajo Brown



- SPLIT FACE CMU:  
Color: Harvest Brown

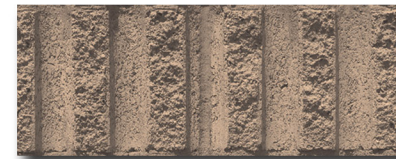


- REGULAR CMU:  
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Color: Harvest Brown



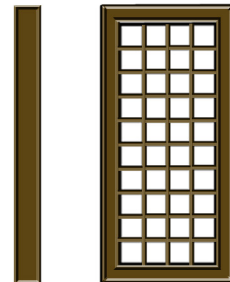
- ROOF TILE:  
Manufacturer: Eagle Roofing  
Style: Capistrano  
Color: Corona Del Mar Blend

#### CAP BLOCK



- FLUTED or SONORA BLOCK  
Manufacturer: Superlite Block  
Color: Harvest Brown

- TUBE STEEL  
Color: Dark Bronze



- TILE on Morgan Drive  
entry feature  
Color: Cappacino

#### perspective



- PLAY EQUIPMENT

KB Accent Color:Green  
Kid Builder Post Color:Tan  
KB Pnl/Crwl Tunnel Clr:Forest Green  
KB Roof Color:Kakadu Blue  
KB Slid/Float Stone Clr:Deep Red  
KB Vinyl color:Brown  
Usa Shade Standard Fabric Color Low:Rain Forest  
Usa Shade Standard Fabric Color Up:Royal Blue  
Infinity 1 Plastic Clr:Blue  
InfinityPad 1 Plastic Clr:Blue

PORCHLIGHT  
HOMES

**Higley Pointe**  
Gilbert Arizona

#### MATERIALS/COLOR BOARD

'Or equal' products may be utilized depending on availability or pricing 9/25/2013

